

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-L24005



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-L24005
PROJECT NAME	Broward Health Medical Center (BHMC) Medical Office Building Land Use Plan Amendment
APPLICATION TYPE	Land Use Plan Amendment
APPROVAL LEVEL	City Commission Approval
REQUEST	Amend City of Fort Lauderdale Comprehensive Plan, Future Land Use Map from Community Facility to South Regional Activity Center for Broward Health Medical Center, and Amend Future Land Use Element South Regional Activity Center Future Land Use Designation to Increase Maximum Allowable Community Facilities
APPLICANT	North Broward Hospital District
AGENT	Stephanie Toothaker, Esq.
PROPERTY ADDRESS	1512 and 1600 S. Andrews Avenue, 20 and 210 SE 14 th Street, 1413 and 1417 SE 1 st Street, and 15 SE 15 th Street, 150 SE 17 th Street
ABBREVIATED LEGAL DESCRIPTION	Broward General Hospital 60-33 B, Tract A, Croissant Park 4-28 B, Lots 13-17, 19, Block 26, Lots 1 To 13, Block 34, Lots 1-18, Block 44, Parkway Highlands Reamended 18-3 Lots 1-15
ZONING DISTRICT	Community Facility (CF), Boulevard Business, (B-1), Residential Multifamily Mid Rise/Medium Density (RMM-25), Planned Residential Office District (ROC), South Regional Activity Center-South Andrews east (RAC-SAe)
LAND USE	Community Facility
PROPOSED LAND USE	South Regional Activity Center
COMMISSION DISTRICT	4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Poinciana Park Civic Association
SUBMITTAL	December 13, 2024
COMPLETENESS ISSUED	December 23, 2024
EXPIRATION	June 21, 2025
WAIVER	Not Requested
CASE PLANNER	Lorraine Tappen, AICP Principal Urban Planner

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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CASE COMMENTS:

Prior to engineering sign-off, provided written response to the following review comments:

1. Section 5.D of the BHMC Land Use Plan Amendment shall be revised to include the full criteria for the water quality treatment or a reference to it. In addition, the section shall also cover water quality as required by the Clean Water Act (CWA) and set forth in Section 403.0885, F.S. and Section 27-195 of the Broward County Code of Ordinances. The section shall also include language to include Best Management Practices (BMP's) as provided in the latest edition of the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual.



COMMENTS:

1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. The date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Department, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
2. The proposed Future Land Use Map and Future Land Use Element text amendments require review and recommendation by the Planning & Zoning Board (PZB) acting as the Local Planning Agency (LPA) and approval by the City Commission. The applicant is responsible for all public notice requirements (Section 47-27, ULDR).
3. The proposed project requires review by the Broward County Planning Council and approval by the Broward County Commission prior to City Commission second reading and final approval.
4. The Future Land Use Map and Future Land Use Element text amendment will not be effective until Broward County Planning Council recertification of both the Future Land Use Map and the Future Land Use Element.
5. Pursuant to Sec. 163.3184 of the Florida Statutes, the proposed and adopted Future Land Use text amendment will require submittal for expedited state review by FloridaCommerce and the agencies that review comprehensive plan amendments.
6. Provide conceptual plan and clarify how the how the amendment supports a medical zoning district versus the current future land use designation in response to 4E.
7. Clarify the following in the land use amendment report:
 - a. Add the current floor area of existing buildings in the future land use map amendment area to the response for 4C.
 - b. Explain or revise "clarify the permitted Community Facilities uses" in the first paragraph of the response to 4D.
 - c. In Table 5 under (2), replace "applicant can request exceptions" with language from ULDR Sec 47-8.30, that an increase in the maximum dimensional requirements may be requested through a Site Plan Level III permit and Planning and Zoning Board approval.

- d. Add "proposed" to "[t]he total new maximum allow development for Community Facilities under in Table 5 under (3).
- e. Replace text under 4E with "See response for 4E." since information is repeated.
- f. Update the Sanitary Sewer level of service with the following:

The level of service in the Comprehensive Plan per the Sanitary Sewer, Water, and Stormwater Element Policy SWS 2.1.2 is 1) FDEP Permitted Capacity of the facility and 2) LOS measured by average daily flow.

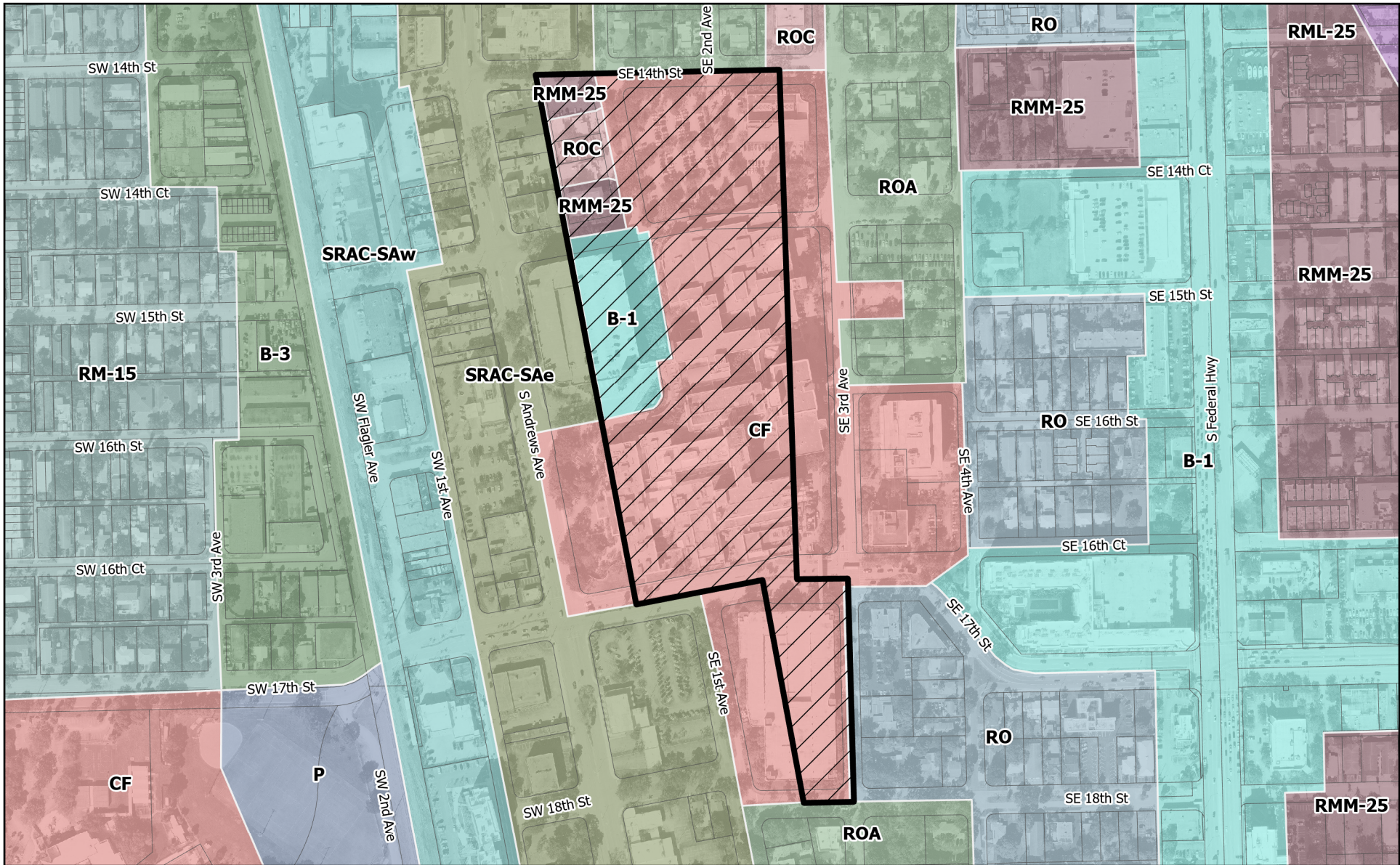
- g. Update the response for E.3 for Community Park Needs using the County's 2024 population data.

Community Park Needs

	2020	2025	2030	2035	2040	2045	2050
Population	181,838	190,119	200,926	211,625	222,450	229,618	236,446
Park Acreage Needed to Provide 3 Acres Per Person	545.51	570.36	602.78	634.88	667.35	688.85	709.34
Total Park Acreage	813.08	813.08	813.08	813.08	813.08	813.08	813.08
Surplus Park Acreage	267.57	242.72	210.30	178.21	145.73	124.23	103.74

Source: Broward County Population Forecast and Allocation Model, 2024

- h. Show outline of land use plan amendment area and South Regional Activity Center of the County's Priority Planning Area for Sea Level Rise for 6E.
 - i. Provide analysis of surrounding existing uses and future land use of the land use plan amendment area in response to 8.
 - j. Update 12 with specific information on public outreach including public presentation meeting.
8. Provide correspondence from Public Works, Solid Waste provider, City Engineer and Broward County Transit showing agreement with the related analyses in the land use plan amendment report.
 9. Consider changing "cluster" to "district" in the proposed Future Land Use text amendment.
 10. Update sketch and legal description according to property removed from original application.



UDP-L24005

Legend

 Subject Site

 400 Feet

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